

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JAN 09 2026
PLATTING

SUN VALLEY RESIDENT

9201 N SUN VALLEY DR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: ROBERT W NASH

REQUEST: The request is to create two lots from Lot 11 Sun Valley Subdivision, Plat 77-142, to be known as **SUN VALLEY CHALETS**, containing 5.00 acres +/- . The plat is located directly east of North Sun Valley Drive, east of North Palmer Fishhook Road, and south of East Hatchers Landing Avenue (Tax ID # 1372B03L011) located within the SW ¼ Section 35, Township 19 North, Range 01 West, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

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☐ No Objection ☒ Objection ☐ Concern

Name: Linda Ferris Address: 9235 N. Doro Drive

Comments: Sun Valley subdivision covenants requires lots
to be two acres. The subdivision of 5 acres leaves
plenty of room to do so.

Case # 2025-178 CR

Note: Vicinity map Local

HANDOUT # 1
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

16 CYPRA STEVEN ROBERT & JOYCE M
9201 N SUN VALLEY DR
PALMER, AK 99645

RECEIVED
JAN 12 2026
PLATTING

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[] No Objection [X] Objection [] Concern

Name: Douglas Garrison Address: 8723 N Discretion Ct. Palmer, AK 99645

Comments: The covenants, conditions and restrictions for Sun Valley Subdivision 77-142 have a restriction that when any lot is subdivided it may not be made into a parcel that is smaller than 2 acres. I do not have an objection to my neighbors, including Robert W. Nash, dividing his 5 acres lot in general. Therefore, I object to the proposal, unless it is amended so that both of the lots divisions would be at least 2 acres each.

Case # 2025-178 CR

Note: Vicinity map Locat

least 2 acres each,

HANDOUT # 2

Sun Valley Chalets

CASE # 2025-178

MEETING DATE : JANUARY 14, 2026

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JAN 13 2026
PLATTING

16 CYPRA STEVEN ROBERT & JOYCE M
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[] No Objection ☒ Objection [] Concern

Name: Joyi Steve Cypra Address: 9201 N SUN VALLEY DR, PALMER AK 99645
Comments: PLEASE SEE ATTACHED

Case # 2025-178 CR

Note: Vicinity map Located

HANDOUT # 3-1
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

RECEIVED
JAN 13 2026
PLATTING

Dear Mat-Su Borough Platting Board

We are contacting you regarding the subdivision of Lot 11, Block 3, Sun Valley Subdivision, by Robert Nash, and being called Sun Valley Chalets.

My husband, Steve and I live on Lot 13, Block 3, Sun Valley Subdivision. Steve was one of the first people to move into the Sun Valley Subdivision, and we have been residence for a long time.

We do not object to the issue of subdividing Lot 11 into two new parcels. What we are objecting to is the fact that this new subdivision will be going against the subdivision covenant, which the homeowners felt very strongly about and had installed in 2002, per Amendment #3 to Protective Covenants and Restrictions for Sun Valley Subdivision, Recording No. 2002-013278-0. This document states that **“lots may be subdivided into parcels no smaller than 2 acres”**.

Ever since the covenants were amended in 2002, every re-subdivision within the Sun Valley Subdivision has abided by the two-acre lot size amendment.

There were several reasons that the neighborhood felt the need to maintain a minimize lot size of 2 acres. First, the Sun Valley Subdivision started out as a spacious large size lot development with most of the lots being 5 acres. This type of development was and is rare. As time went on, what the homeowners were experiencing was that the adjacent parcels were being bought up and subdivided into smaller parcels. Therefore, instead of having one or two homes next door, we could end up with four or five homes on either side of our homes. This had a very negative impact on the neighborhood.

Another reason that we felt the need to keep the larger lot size was the impact on the water wells in this area. Throughout this neighborhood, there is a mixture of water well types. Some wells had to go deep, while others were very shallow. Some lots must use filtration systems, or use holding tanks. And there have been several lots that had to drill more than one well. Having

**HANDOUT # 3-2
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026**

smaller lot sizes would mean more homes in this area, which could easily impact the water wells on the neighboring parcel.

It should be noted that there was a well that was originally drilled on Lot 11, Block 3, and it was a dry well. There have since been two new wells drilled on this lot which do have water, however, it does show that getting water in this area is not always guaranteed.

In addition to the above two reasons, we would like to point out the fact that the original Sun Valley Subdivision, with its larger lot sizes, was a low density neighborhood and therefore the traffic was relatively light. As the lots were being developed into multiple lots, and as additional developments were being added onto the existing road systems, it soon became clear that the subdivision roads that were approved in the 1970's had inadequate curves radius. Although the Mat-Su Borough has put up reduced speed limit signs on the curves, it is still a constant hazard to drive around the existing curves with the amount of traffic that this area gets. By helping to maintain a lot size of two acres within this area, it will help to reduce the number of additional lots that could be added onto the existing roads.

As longtime residents of the Sun Valley Subdivision, we are asking the Platting Board to consider the need for the larger lot size in this area, and to require the Sun Valley Chalets development to increase the lot sizes to be a minimum of 2 acres.

Respectfully Submitted
Joy and Steve Cypra,
Sun Vally Resident

**HANDOUT # 3-3
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026**

Cayman Reynolds

From: Billie Haan <haanfam@mtaonline.net>
Sent: Thursday, January 8, 2026 6:38 PM
To: Platting
Subject: Comment on subdivision request Lot 11 Sun Valley Subdivision Plat 77-142

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear Platting Board Members,

I write to object to the subdivision of Lot 11 Sun Valley Subdivision, Plat 77-142 into a 1.54 and a 3.45 acre lot. Per the Sun Valley Subdivision Protective Covenants and Restrictions Amendment 3, "...Lots may be subdivided into parcels no smaller than 2 acres."

It seems pretty simple and straightforward to follow the covenants and restrictions of the neighborhood. The lot can be subdivided, but in a 2 acre/ 3 acre parcel. We all want to be good neighbors and the covenants were put in place to preserve the integrity of the Sun Valley Subdivision.

Thank you for your consideration.

Best regards,
Billie Haan
9251 North Sun Valley Drive
Palmer, AK 99645

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JAN 09 2026
PLATTING

SUN VALLEY RESIDENT

9201 N SUN VALLEY DR
PALMER, AK 99645

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☐ No Objection ☒ Objection ☐ Concern

Name: Dorothy Harmon, Trustee Address: 9001 N Dora Dr. Palmer, AK 99645

Comments: As a resident of Sun Valley Subdivision I object to this request on the grounds that our Covenants state lot size to be no less than 2 acres.

Case # 2025-178 CR

Note: Vicinity map Located on Reverse Side

HANDOUT # 5
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645**

16 CYPRA STEVEN ROBERT & JOYCE M
9201 N SUN VALLEY DR
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[] No Objection [☒] Objection [] Concern

Name: Brad Pickett Address: 9120 N. Sun Valley Dr., Palmer

Comments: We are against this action as it goes against the subdivision covenants and restrictions as it states all lots may be subdivided into parcels no smaller than 2 acres. Sun Valley Amendment #3
Recording # 2002-01378-0

Case # 2025-178 CR

Note: Vicinity map Located or Downside Side

**HANDOUT # 6
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026**

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

Scott R. Michaelson
8951 Sun Valley Dr
Palmer Alaska 99645

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☐ No Objection ☒ Objection ☐ Concern

Name: Scott Michaelson Address: 8951 Sun Valley Dr. Palmer AK 99645

Comments:

The mentioned Lot should be expanded to at least
2 Acres. This will comply with the Sun Valley
covenants that require all lots be 2 acres
Thank you very much

Case # 2025-178 CR

Note: Vicinity map Located on Revere Side

HANDOUT # 7
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

Robert & Marie Michaelson
9200 N. Sun Valley Rd.
Palmer Alaska 99645

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[] No Objection [☒] Objection [] Concern

Name: Robert Michaelson Address: 9200 N. Sun Valley Dr. Palmer Alaska
Marie Michaelson
Comments: LOT 1 NEEDS TO COMPLY WITH THE COVENANTS 99645
OF 2 ACRES IN SIZE

Case # 2025-178 CR

Note: Vicinity map Located on Reverse Side

**HANDOUT # 8
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026**

Rhonda Stark
PO Box 1452
Palmer, Alaska 99645

January 12, 2026

Matanuska-Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Case #2025-178, Plat 77-142

To Whom It May Concern –

I am a resident of Fishhook Estates Subdivision which is just SE of the subject property. I am commenting in general support of the division of this lot as it makes sense in light of the use of the property and does not conflict with any aspects of the MSB Subdivision requirements. It also does not affect negatively in any way the neighborhood consisting of Sun Valley and Fishhook Estates.

With that said, I have been informed by neighbors in Sun Valley, who also do not have issue with the subdivision intent, concerned that the acreage size of the division conflicts with the amended covenants for Sun Valley. Many years ago the Sun Valley Subdivision formed a neighborhood association to uphold the existing covenants and to amend them to allow only one division with any acreage divided off to be no less than two acres. The amendment had been in response to a purchase of two contiguous five acre lots with the intent of turning them into a small one-acre lot subdivision, not commensurate with the large lot subdivision of Sun Valley. One of the concerns is that allowing a deviation from this covenant would set a precedent for future covenant violation.

From my perspective the amendment was to rightfully preserve the large lot setting of the subdivision. The new division of the subject property abides by the one division rule and does not disrupt the intent of keeping the neighborhood mostly large lots, albeit it is under two acres. With that said though, I was never able to acquire a copy of the amended covenants so I don't know the exact language. I understand the importance of protecting the covenants but also do not feel that the size difference will affect the intent of the covenants nor do I believe it will trigger a rash of violations. That is though just my opinion without knowing the exact language of the covenant amendment.

Respectfully,

Rhonda Stark

HANDOUT # 9
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
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SUN VALLEY RESIDENT

8201 N SUN VALLEY DR
PALMER, AK 99645

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[] No Objection [X] Objection [] Concern

Name: MATTHEW THOMAS Address: 8715 NORTH SUN VALLEY DR, PALMER

Comments: The proposed division of Lot 11 described above does not meet the required parcel size standards. Additionally, the name "Sun Valley Chalets" implies a multi-unit or vacation-home rental, raising concerns about deviating from Single Family Residential use. Approving this subdivision as currently proposed can set precedent for similar requests. Adhering to the existing covenants and upholding the 2-acre minimum is essential for preserving our neighborhood's character, quality of life and property values for all homeowners.

Case # 2025-178 CR

Note: Vicinity map Located

HANDOUT # 10
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645**

SUN VALLEY RESIDENT of 30 years
James T Walker
9101 N Doro Drive
PO Box 942
Palmer, AK 99645

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[] No Objection ☒ Objection [] Concern

Name: James T Walker Address: 9101 N Doro Drive Palmer, AK

Comments: I don't have a Objection w/ Lot 11
Block 3 Sun Valley Subdivision Subdividing! But
I do Object to them subdividing the lot
where 1 of the lots is less than 2 acres
per 2002 Amendment #3 to Protective Covenants and
Restrictions for Sun Valley Subdivision. Recording
Number 2002-013278-D - Single Family - Lots to

Case # 2025-178 CR

Note: Vicinity map Located on Reverse Side

be subdivided into parcels "NO SMALLER THAN
2 ACRES"
Thank you for Abiding Above
Covenant Revision 2002 James Walker 1/12/2026

HANDOUT # 11

Sun Valley Chalets

CASE # 2025-178

MEETING DATE : JANUARY 14, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645**

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
PALMER, AK 99645

Kevin & Deborah Keefe
8700 N. Discretion Ct.
Palmer, AK 99645

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[] No Objection ☒ Objection [] Concern

Name: Kevin & Deborah Keefe Address: 8700 N. Discretion Ct. Palmer

Comments: This goes against the subdivision covenants that were installed 2002 per Amendment #3 to Protective covenants & Restrictions for Sun Valley Subdivision Recording No 2002-013278-0. This document states that lots within Sun Valley, including re-sub's within Sun Valley to read as follows:

All lots may be used for single family residential purposes only.
lots may be subdivided into parcels no smaller than 2 acres.

Case # 2025-178 CR

Note: Vicinity map Located on Reverse Side

**HANDOUT # 12
Sun Valley Chalets
CASE # 2025-178
MEETING DATE : JANUARY 14, 2026**